



## Westdale Road, Wavertree, Liverpool L15 4HS

- Bay Fronted Three Bedroom Mid Terraced Property
- Well Appointed with a Neutral Theme Throughout
- Rear Reception Opening to a Modern Kitchen
- Contemporary First Floor Shower Room
- Offered to the Sales Market with No Onward Chain
- Welcoming Hallway and Large Bay Fronted Lounge
- Two Double Bedrooms and Third Bedroom
- Sought After Area of Wavertree, L15



Offers Over £170,000 – No Onward Chain











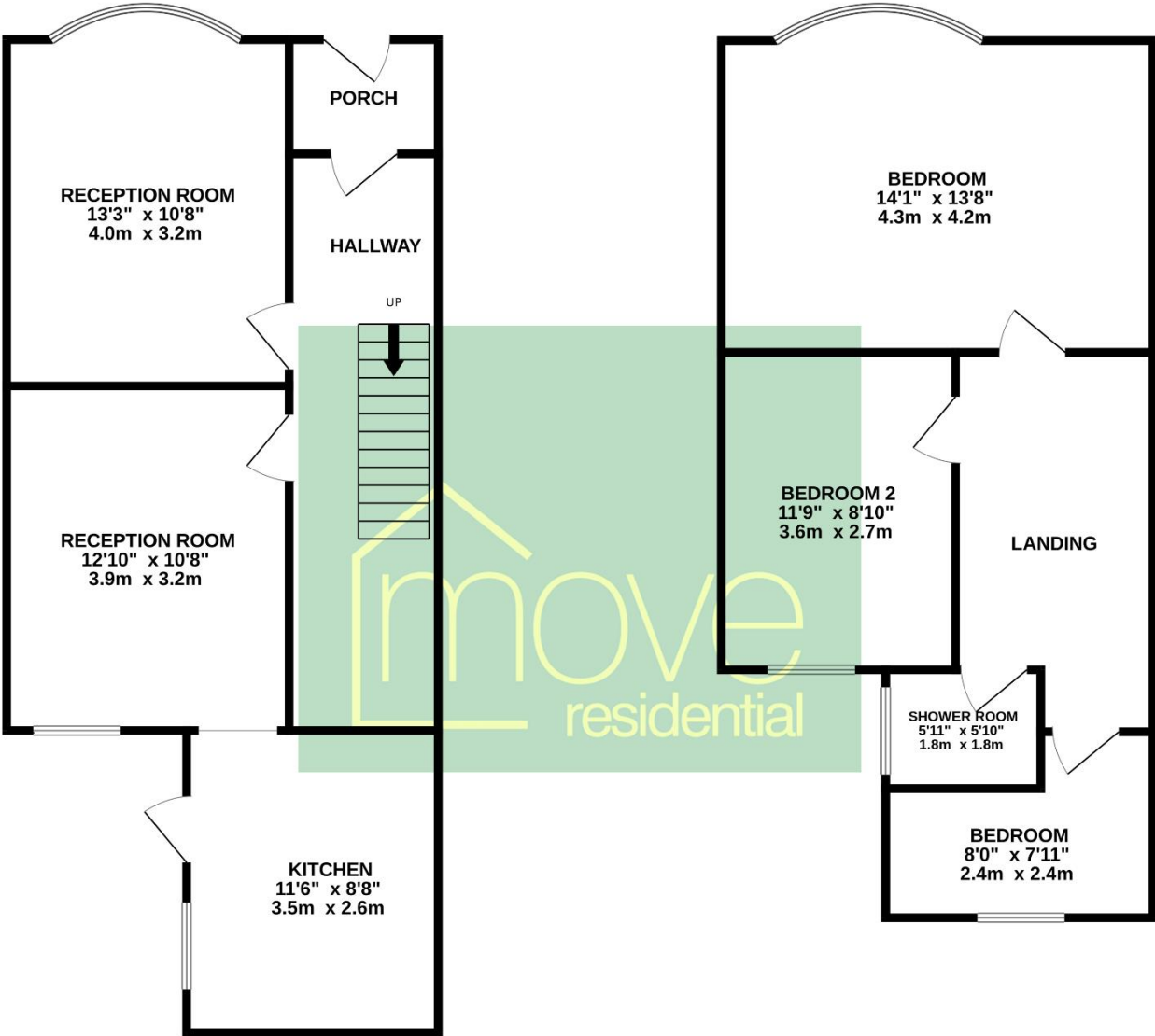




Floor Plan

GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Description

Offered for sale with no onward chain, Move Residential are delighted to present to the sales market this three bedroom mid terrace property situated in the popular residential area of Wavertree, L15. Well maintained and appointed with a neutral theme throughout, the property briefly comprises an entrance hall, bay fronted lounge and a rear reception room which opens to a well fitted kitchen. The first floor offers two double bedrooms, a single room, and a family bathroom suite. Further benefiting from double glazing, gas central heating and enclosed rear yard.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.